



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-18374 - APPLICANT/OWNER: ALLEN AND RAFID
HAMIKA**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. There are two companion items that are associated with this applicant, a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) and Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot retail building.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/25/07	<p>The Planning Commission recommended approval of companion items ZON-18375 and SDR-SDR-18376 concurrently with this application.</p> <p>The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #4/jm).</p>
<i>Pre-Application Meeting</i>	
10/09/06	A pre-application meeting was held. The applicant was informed their retail establishment proposal would require a General Plan Amendment, a Rezoning and a Site Development Plan Review. In addition, the applicant was informed that this application would require a neighborhood meeting. Submittal requirements were noted.
<i>Neighborhood Meeting</i>	
12/19/06	A neighborhood meeting was held at 5:30 PM at the Texas Casino Boardroom, 2101 Texas Star Lane. No members of the public attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium Low Density Residential)	R-E (Residence Estates)
North	Single Family Residential	ML (Medium Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units per Acre)
South	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single Family Residential	ML (Medium Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	C-1 (Limited Commercial)	SC (Service Commercial)	R-CL (Single-Family Compact-Lot)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Airport Overlay (70 Feet)	X		Y
Trails	X		Y
Pedestrian Path	X		Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

ANALYSIS

The request is for a General Plan Amendment from ML (Medium-Low Density Residential) to SC (Service Commercial). The subject site is currently vacant. The proposed SC (Service Commercial) Land Use designation allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

Although there are single family residential uses adjacent to the site, they are buffered by the development's proposed landscaping and Lake Mead, a 100-foot Primary Arterial to the north of the site, which the site gains access. In addition, to the west is the intersection of Decatur Boulevard and Lake Mead Boulevard which contain developments that are predominantly the same or higher in intensity than the proposed use.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed General Plan Amendment is compatible with the surrounding land uses. This site meets the intent of the SC (Service Commercial) Land Use category which allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. In addition, this will be an infill development of an undeveloped parcel.

In regard to “2”:

The proposed rezoning to C-1 (Limited Commercial) would be consistent with the proposed retail establishment and SC (Service Commercial) General Plan designation.

In regard to “3”:

The transportation and utility facilities to this site are adequate enough to accommodate the use proposed by this general plan amendment.

In regard to “4”:

This request conforms to the applicable, adopted plans and policies for this area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 683 by Planning Department

APPROVALS 0

PROTESTS 0